

Message Text

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ACTION FBOE-00

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FM AMEMBASSY MEXICO

TO SECSTATE WASHDC 4581

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E. O. 11652: N/A

TAGS: AFSP, ABLD, MX

SUBJECT: BUILDING EXPANSION PROSPECTS-GUADALAJARA AND MONTERREY

1. MARHNOS REPRESENTATIVE INFORMED EMBASSY THEY ARE DISCREETLY PROCEEDING WITH PLANS TO PURCHASE VACANT PROPERTIES WHICH ADJOIN MARHNOS-OWNED CONGEN BUILDINGS AT GUADALAJARA AND MONTERREY. THIS ACTION WAS SPARKED BY AN EMBASSY SUGGESTION WHICH GROWS OUT OF OUR CONVICTION THAT WITHIN NEXT FEW YEARS ANNEXES WILL BE ESSENTIAL CONGEN FACILITIES AT BOTH THESE MAJOR CITIES TO ACCOMMODATE THE BURGEONING DEMAND FOR CONSULAR SERVICES. WORKLOADS WHICH IN RECENT PAST HAVE BEEN GROWING AT BUT 20 PERCENT EACH YEAR ARE NOW INCREASING 30 TO 50 PERCENT OVER SIMILAR PERIODS JUST YEAR AGO.

2. MARHNOS FULLY UNDERSTANDS THAT IN PURCHASING THESE PROPERTIES HE IS ACTING ON HIS OWN WITH NO COMMITMENT FROM EITHER THE EMBASSY OR THE DEPARTMENT TO CONSTRUCT CONGEN ANNEXES. HE APPRECIATES THAT COMPANY'S OWN LONG-RANGE INTERESTS WILL BE BEST SERVED BY CONTROLLING THESE ADJOINING PROPERTIES THUS OFFERING GREATER FLEXIBILITY FOR FUTURE DEVELOPMENT AND PROTECTION OF EXISTING INVESTMENT AND USE OF CG BUILDINGS.

3. EMBASSY HAS EXPRESSED POSSIBLE INTEREST IN SHORT-TERM RENTAL THESE PROPERTIES ON VIRTUAL AS-IS BASIS TO USE FOR PARKING LOT, STORAGE AND BUILDING SERVICES FUNCTIONS. AT GUADALAJARA WE MAY ALSO URGE MARHNOS TO BUILD A SIMPLE ONE-STORY STRUCTURE TO PROVIDE A LARGE RECEPTION ROOM

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WHICH WILL BE A HOLDING AREA FOR THE HUNDREDS OF VISA

APPLICANTS WHO CURRENTLY CIRCLE THE BLOCK AWAITING ACCESS TO CONSULAR OFFICIALS. SUCH A PROJECT WOULD BE CARRIED OUT AT MARHNOS' EXPENSE AND THE RENTAL ARRANGEMENT WOULD BE SHORT-TERM IN NATURE.

4. IF MARHNOS IS SUCCESSFUL IN ACQUIRING THESE PROPERTIES, THIS ACTION WILL PROVIDE SAFETY VALVE FOR EVENTUAL CONSTRUCTION OF ANNEXES WHICH, GIVEN OUR PRESENT GROWTH RATE, WOULD APPEAR TO BE INESCAPABLE INGREDIENTS OF FBO'S FY 1979/80 BUDGET PLANNING. AT THE PROPER TIME, MARHNOS WILL WELCOME TALKS TO SET TENTATIVE SIGHTS ON WHETHER WE WOULD WISH ANTICIPATE OFFICE SPACE ONLY OR, AS IS IDEAL, THE PROVISION FOR AT LEAST MINIMAL STAFF HOUSING.
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